



- 4 Bed Family House
- 24' Sitting Room; Study
- Master Bed with Dressing Room & En Suite
- Council Tax Band C / EPC Rating D
- Stone and Brick Built
- 35' Lounge with Wood Burner
- Family Bathroom with Shower

- Considerable Character & Charm
- Fitted Breakfasting Kitchen
- Gardens & Parking

A fabulous 5 bedroomed stone and brick built, deceptively spacious family house, in a unique yet convenient rural location. Dating back circa 300 years and updated by the current owner, this property offers superbly proportioned, well presented and appointed accommodation along with considerable character and charm. With oil central heating and double glazing, there is a 24' Sitting Room with bay incorporating the entrance door and picture windows. Double doors open to Bedroom 5 and there is a Cloaks/WC with wc and wash basin. Double doors open from the sitting room to the 35' Lounge, with wood burning stove set within a rustic brick inglenook fireplace. There are 2 bays and a door to the garden. The dual aspect Breakfasting Kitchen is fitted with an excellent range of wall, base and display units with inset Belfast sink to solid wood work surfaces, dual fuel stainless steel range style cooker with extractor over, split level microwave and coffee maker, plumbing for a dishwasher and autowasher, central island with cupboards under and solid wood breakfast table. A door opens to the garden. Stairs lead from the sitting room to the First Floor Landing. The Master Bedroom has a T fall ceiling and door to a Dressing Room, fitted with wardrobes with mirror fronted sliding doors. This En Suite Shower Room is fitted with a wc, wash stand with Vitra oval basin and waterfall tap and dual access shower enclosure with screen and rainhead and handheld showers. Bedrooms 2, 3 and 4 are all double and have T fall ceilings, The Bathroom/WC has a 4 piece suite with wc, wash basin, inset double ended bath with shower and shower quadrant with mains shower.



There is a lovely South facing family garden with patio, lawn and a range of shrubs, along with a gravelled parking area with conifers. Higham Dykes is just off the A696, ideal for commuting to Ponteland, the airport and Newcastle. Within the catchment area for Ponteland schools, free door to door school transport is available.

Sitting Room 24'8 x 23'4 (into bay) (7.52m x 7.11m (into bay))

Cloakroom/WC 7'4 x 3'4 (2.24m x 1.02m)

Bedroom 5 7'3 x 5'6 (2.21m x 1.68m)

Lounge 35'8 x 17'9 (into bays) (10.87m x 5.41m (into bays))

Breakfasting Kitchen 17' x 14'11 (5.18m x 4.55m)

First Floor Landing

Bedroom 1 19'2 x 15'8 (5.84m x 4.78m)

Dressing Room 9'6 x 6'10 (2.90m x 2.08m)

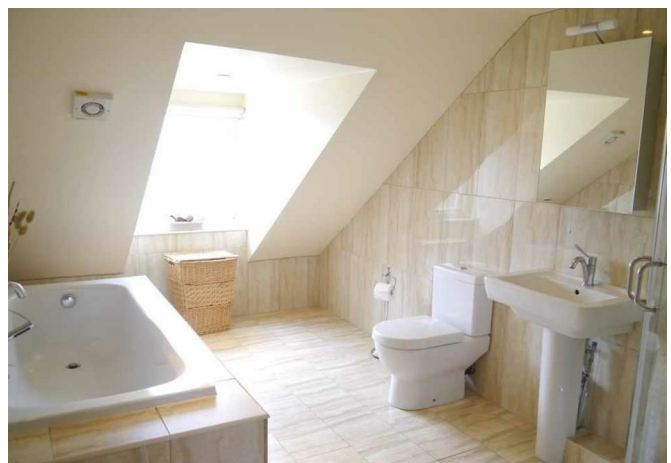
En Suite Shower/WC 13'10 x 8'9 (4.22m x 2.67m)

Bedroom 2 15'4 x 14'9 (4.67m x 4.50m)

Bedroom 3 15'9 x 13'9 (4.80m x 4.19m)

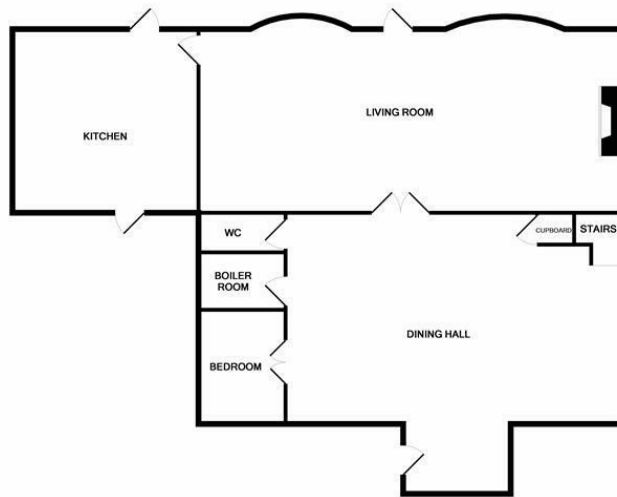
Bedroom 4 17'6 x 7'3 (+ dr recess) (5.33m x 2.21m (+ dr recess))

Bathroom/WC 13'4 x 8'8 (4.06m x 2.64m)

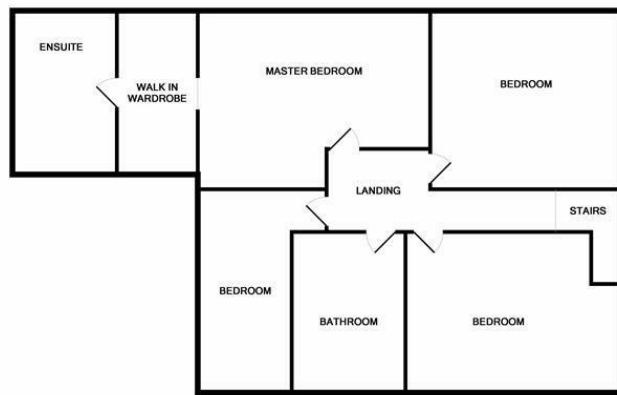




Energy Performance: Current D Potential B
Council Tax Band: C
Northumberland County Council 0345 6006400
Richard Coates/Ponteland Primary School: 3.07 Miles
Darras Hall Primary School: 3.41 Miles
Ponteland Middle/High School: 3.16 Miles
Newcastle International Airport: 4.45 Miles
Newcastle Central Railway Station: 11.72 Miles

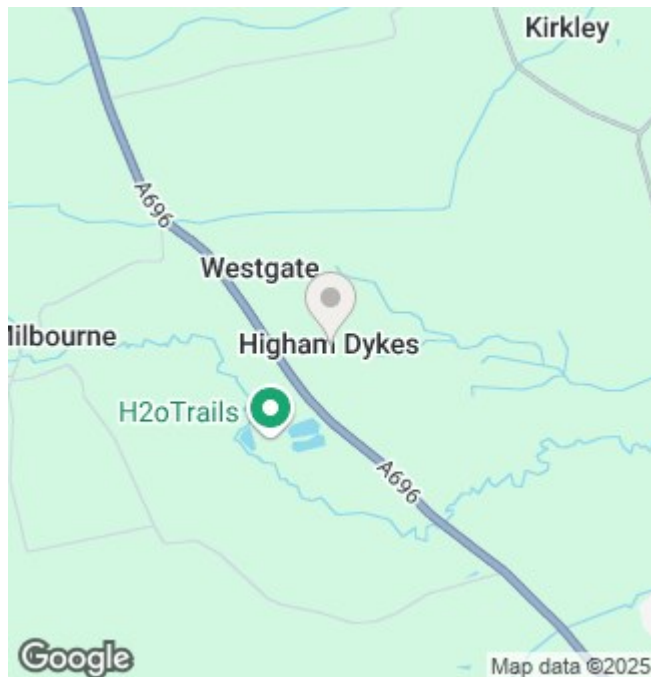


GROUND FLOOR
APPROX. FLOOR
AREA 1516 SQ.FT.
(140.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1382 SQ.FT.
(128.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2897 SQ.FT. (269.2 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.